Assessment Hearing Process – Each applicant is given the following explanation prior to their hearing. If following the Advisory Board of Assessors recommendation, the applicant is not happy with the outcome they have the option of filing an appeal beyond the local level to the Board of Tax and Land Appeal or the Grafton County Superior Court. Each applicant is given the opportunity to present new information not included with the application. The Board reviews all the information supplied by the applicant and that of the assessor before making their decision. The Board’s recommendation is presented to the Board of Selectmen for approval.

3:00 PM – Meeting called to order by Mac Gardner.

1. John & Frances Hink
   5 Read Road
   Parcel ID: 22-72-1
   Assessment: $899,500
   Correct grade, remove extra plumbing fixture, overall condition to average.
   Recommendation: Approve
   - Tax Year 2018 Assessment: 899,500
   - Revised assessment: 862,300
   - Abate: 37,200

2. Richard & Marygail Neroni
   185 Three Mile Road
   Parcel ID: 13-70-1
   Assessment: $981,484
   Correct year built to 1986, overall condition to average.
   Recommendation: Approve
   - Tax Year 2018 Assessment: 981,484
   - Revised assessment: 903,884
   - Abate: 77,600

3. Jacqualyn & John Velozo
   77,600 Spencer Road
   Parcel ID: 18-23-1
   Assessment: $619,100
   Adjust land for shared driveway. Correct interior walls, baths & bath ratings, kitchen rating, flooring, overall condition, outbuildings.
   Recommendation: Approve
   - Tax Year 2018 Assessment: 619,100
   - Revised assessment: 563,200
   - Abate: 55,900
4. Charles Gray/Eileen Wang  
3 Read Road  
Parcel ID: 22-73-1  
Assessment: $1,239,400

Change roofing to standing seam, year built, interior walls to drywall, heat fuel to gas. Add functional depreciation for 2-bedroom design.

**Recommendation: Approve**

| Tax Year 2018 Assessment: | 1,239,400 |
| Abate: | 287,000 |
| Revised assessment: | 952,400 |

5. Charles & Judith Herr  
655 Hanover Center Road  
Parcel ID: 16-33-1  
Assessment: $562,340

No change.

**Recommendation: DENY**

| Tax Year 2018 Assessment: | 562,340 |
| Abate: | 0 |
| Revised assessment: | 562,340 |

6. Bayson Hanover Properties  
79 S Main Street  
c/o CVS  
Parcels: 23-37-1  
Assessment: $5,453,500

Correct building style to office, fix elevators, add sprinklers. Adj land for inferior location.

**Recommendation: Approve**

| Tax Year 2018 Assessment: | 4,305,500 |
| Abate: | 395,200 |
| Revised assessment: | 3,910,200 |

7. Bayson Hanover Properties  
2 Maple Street  
Parcel ID: 23-17-1  
Assessment: $4,305,500

Correct building style to office, fix elevators, add sprinklers. Adj land for inferior location.

**Recommendation: Approve**

| Tax Year 2018 Assessment: | 1,400,100 |
| Abate: | 495,600 |
| Revised assessment: | 904,500 |

8. Bayson Hanover Properties  
35 S Main Street, Basement  
Parcel ID: 34-5-1  
Assessment: $1,400,100

Correct foundation, roofing, overall condition, unfinished floor area, condo floor level.

**Recommendation: Approve**

| Tax Year 2018 Assessment: | 1,385,500 |
| Abate: | 168,900 |
| Revised assessment: | 1,216,600 |
10. Bayson Hanover Properties
Parcel ID: 34-5-3
Assessment: $1,342,400

Correct foundation, roofing, overall condition, unfinished floor area, condo floor level.

**Recommendation:** Approve
- Tax Year 2018 Assessment: 1,342,400
- Revised assessment: 777,900
- Abate: 564,500

11. Bayson Hanover Properties
Parcel ID: 34-5-4
Assessment: $1,342,400

Correct foundation, roofing, overall condition, unfinished floor area, condo floor level.

**Recommendation:** Approve
- Tax Year 2018 Assessment: 1,342,400
- Revised assessment: 742,600
- Abate: 599,800

12. Polaris Properties LLC
Parcel ID: 23-16-1
Assessment: $3,619,500

Correct fuel pumps and yard lights. Adj land for inferior location.

**Recommendation:** Approve
- Tax Year 2018 Assessment: 3,619,500
- Revised assessment: 2,397,300
- Abate: 1,222,200

13. Elaine Warshell
Parcel ID: 34-18-4
Assessment: $909,800

Correct condo floor level.

**Recommendation:** Approve
- Tax Year 2018 Assessment: 909,800
- Revised assessment: 393,300
- Abate: 516,500

14. Hankin LLC
Parcel ID: 34-18-6
Assessment: $225,500

Correct condo floor level.

**Recommendation:** Approve
- Tax Year 2018 Assessment: 225,500
- Revised assessment: 98,200
- Abate: 127,300

15. Hankin LLC
Parcel ID: 34-18-8
Assessment: $450,000

Correct condo floor level.

**Recommendation:** Approve
- Tax Year 2018 Assessment: 450,000
- Revised assessment: 194,700
- Abate: 255,300
16. Ann & Karen Brine  
26 S Main Street, #5  
Parcel ID: 34-18-5  
Assessment: $504,000
Correct condo floor level.  
Recommendation: Approve  
Tax Year 2018 Assessment: 504,000  
Revised assessment: 218,700  
Abate: 285,300

17. Ann & Karen Brine  
26 S Main Street, #7  
Parcel ID: 34-18-7  
Assessment: $441,700
Correct condo floor level.  
Recommendation: Approve  
Tax Year 2018 Assessment: 441,700  
Revised assessment: 192,000  
Abate: 249,700

18. FHR Properties LLC  
36 S Main Street, #3  
Parcel ID: 34-19-2  
Assessment: $1,113,000
Correct overall condition, condo floor level.  
Recommendation: Approve  
Tax Year 2018 Assessment: 1,113,000  
Revised assessment: 967,800  
Abate: 145,200

19. FHR Properties LLC  
36 S Main Street, #5  
Parcel ID: 34-19-4  
Assessment: $877,700
Correct overall condition, condo floor level.  
Recommendation: Approve  
Tax Year 2018 Assessment: 877,700  
Revised assessment: 558,400  
Abate: 319,300

20. Lowpass LLC  
36 S Main Street, #2  
Parcel ID: 34-19-3  
Assessment: $939,600
Correct overall condition, condo floor level.  
Recommendation: Approve  
Tax Year 2018 Assessment: 939,600  
Revised assessment: 724,400  
Abate: 215,200

21. Purin Holdings LLC  
34 S Main Street, #4  
Parcel ID: 34-19-5  
Assessment: $822,900
Correct overall condition, condo floor level.  
Recommendation: Approve  
Tax Year 2018 Assessment: 822,900  
Revised assessment: 615,900  
Abate: 207,000
22. Raven Bay Associates LLC

5-7 Allen Street
Parcel ID: 33-44-1

Assessment: $3,583,800


Recommendation: Approve

Tax Year 2018 Assessment: 3,583,800
Revised assessment: 3,468,200
Abate: 115,600

23. Raven Bay Associates LLC

9 Allen Street
Parcel ID: 33-43-1

Assessment: $1,216,800

Adj land for inferior location.

Recommendation: Approve

Tax Year 2018 Assessment: 1,216,800
Revised assessment: 474,600
Abate: 742,200

24. Itaq Enterprises LLC

11 Lebanon Street
Parcel ID: 34-43-1

Assessment: $1,888,000

Correct building style, grade, interior walls, flooring, heat systems, baths, kitchens, overall condition, basement finish. Adj land for inferior location.

Recommendation: Approve

Tax Year 2018 Assessment: 1,888,000
Revised assessment: 1,283,000
Abate: 605,000

25. Turtle Springs LLC

2 W Wheelock Street
Parcel ID: 34-11-1

Assessment: $241,800

Correct roofing, flooring, overall condition, remove kitchen.

Recommendation: Approve

Tax Year 2018 Assessment: 241,800
Revised assessment: 229,700
Abate: 12,100

26. Town of Hanover

2 W Wheelock Street
Parcel ID: 34-11-2

Assessment: $536,800

Adj land surface rights for inferior location. This property is exempt so there is no tax impact.

Recommendation: Approve

Tax Year 2018 Assessment: 536,800
Revised assessment: 174,500
Abate: 362,300

27. Turtle Springs LLC

2 W Wheelock Street
Parcel ID: 34-11-3

Assessment: $996,800

Adj land air rights for inferior location. This property is exempt so there is no tax impact, but it may impact the annual lease payment for air rights.

Recommendation: Approve

Tax Year 2018 Assessment: 996,800
Revised assessment: 324,100
Abate: 672,700

Advisory Board of Assessors 5 19 August 2019
28. Eleazar Wheelock House Inc
4 W Wheelock Street
Parcel ID: 33-37-1
Assessment: $2,318,800
Recommendation: Approve
Tax Year 2018 Assessment: $2,318,800
Revised assessment: $1,858,100
Abate: $1,460,700

29. Redbody Limited Partnership
8 W Wheelock Street
Parcel ID: 33-39-1
Assessment: $2,404,600
Correct fireplaces, overall condition, add parking spaces. Adj land for inferior location.
Recommendation: Approve
Tax Year 2018 Assessment: $2,404,600
Revised assessment: $1,689,600
Abate: $715,000

30. Lilan LLC
17.5 Lebanon Street
Parcel ID: 34-58-1
Assessment: $2,297,000
Correct building style, fix elevator, add parking space. Adj land for inferior location.
Recommendation: Approve
Tax Year 2018 Assessment: $2,297,000
Revised assessment: $1,801,400
Abate: $495,600

31. Northern N.E. Telephone Oper LLC
4 School Street
Parcel ID: 33-41-1
Assessment: $2,560,900
Correct year built, roofing, flooring, overall condition, sketch, remove kitchen, adj depreciation for overbuilt and location. Adj land for inferior location.
Recommendation: Approve
Tax Year 2018 Assessment: $2,560,900
Revised assessment: $2,045,100
Abate: $515,800

32. Hones LLC
4 School Street
Parcel ID: 34-47-1
Assessment: $2,302,100
Correct heating, remove kitchens, fix elevator. Adj land for inferior location.
Recommendation: Approve
Tax Year 2018 Assessment: $2,302,100
Revised assessment: $1,748,600
Abate: $553,500

33. One West Street LLC
1 West Street
Parcel ID: 33-15-1
Assessment: $1,355,100
Correct foundation, interior walls.
Recommendation: Approve
Tax Year 2018 Assessment: $1,355,100
Revised assessment: $1,341,800
Abate: $13,300

Advisory Board of Assessors 6
19 August 2019
34. One West Street LLC  
32 W Wheelock Street  
Parcel ID: 33-16-1  
Assessment: $1,418,800

No changes.

Recommendation: DENY

35. One West Street LLC  
34 W Wheelock Street  
Parcel ID: 33-17-1  
Assessment: $612,900

Correct foundation.

Recommendation: Approve

Tax Year 2018 Assessment: 612,900
Revised assessment: 610,800
Abate: 2,100

36. One West Street LLC  
36 W Wheelock Street  
Parcel ID: 33-18-1  
Assessment: $1,589,600

Correct heat.

Recommendation: Approve

Tax Year 2018 Assessment: 1,589,600
Revised assessment: 1,585,100
Abate: 4,500

37. Elaine Georgakopoulos  
17 Lebanon Street  
Parcel ID: 34-45-1  
Assessment: $1,649,800

Correct grade, baths and kitchens. Adj land for inferior location.

Recommendation: Approve

Tax Year 2018 Assessment: 1,649,800
Revised assessment: 1,103,000
Abate: 546,800

38. Elaine Georgakopoulos  
2 Currier Place  
Parcel ID: 34-124-1  
Assessment: $1,363,400

Adj land for easements, restrictions, size and inferior location.

Recommendation: Approve

Tax Year 2018 Assessment: 1,363,400
Revised assessment: 156,200
Abate: 1,207,200

39. Evan Pierce/Karin Dwyer  
3 Lewin Road  
Parcel ID: 22-54-1  
Assessment: $944,800

Correct finished and unfinished attic areas. Update baths. Add carpeting.

Recommendation: Approve

Tax Year 2018 Assessment: 944,800
Revised assessment: 892,400
Abate: 52,400

40. Roger & Karen Clarkson  
2 Crestwood Lane  
Parcel ID: 41-56-1  
Assessment: $913,600

No change.

Recommendation: DENY
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<tr>
<th>No.</th>
<th>Property Owner</th>
<th>Address</th>
<th>Assessment</th>
<th>Parcel ID</th>
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<tr>
<td>41.</td>
<td>Rip Ridge Trust - Roger Clarkson</td>
<td>73 Lebanon Street</td>
<td>$650,500</td>
<td>24-53-1</td>
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<td>42.</td>
<td>Rip Ridge Trust - Roger Clarkson</td>
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<td>43.</td>
<td>Roger Clarkson</td>
<td>63 E Wheelock Street</td>
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<td>Rip Ridge Trust - Roger Clarkson</td>
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<td>Roger &amp; Karen Clarkson</td>
<td>104 King Road</td>
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</table>
51. Roger Clarkson

No change.
Recommendation: DENY

6:15 PM - Meeting adjourned